

055.0

Map

0002

Block

0032.B

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 739,500 /

USE VALUE: 739,500 /

ASSESSed: 739,500 /

Total Card /

Total Parcel

739,500

739,500

739,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

52

DUDLEY ST, ARLINGTON

Unit #:

Owner 1: FARRELL DANIEL J/TRUSTEE

Owner 2: MARINO MARY F/TRUSTEE

Owner 3: 52-56 DUDLEY STREET REALTY TR

Street 1: 9 DUDLEY ST PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

6133.000

316,700

422,800

739,500

Total Card

0.141

316,700

422,800

739,500

Total Parcel

0.141

316,700

422,800

739,500

Source: Market Adj Cost

Total Value per SQ unit /Card: 375.34

/Parcel: 375.34

Legal Description

User Acct

36990

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

10/04/18

Parcel ID

055.0-0002-0032.B

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

316,700

0

6,133.

422,800

739,500

Year end

12/23/2021

2021

104

FV

302,600

0

6,133.

422,800

725,400

Year End Roll

12/10/2020

2020

104

FV

303,000

0

6,133.

422,800

725,800

725,800

Year End Roll

12/18/2019

2019

104

FV

268,700

0

6,133.

422,800

691,500

691,500

Year End Roll

1/3/2019

2018

104

FV

268,700

0

6,133.

283,900

552,600

552,600

Year End Roll

12/20/2017

2017

104

FV

252,600

0

6,133.

271,800

524,400

524,400

Year End Roll

1/3/2017

2016

104

FV

252,600

0

6,133.

247,600

500,200

500,200

Year End

1/4/2016

2015

104

FV

212,400

0

6,133.

199,300

411,700

411,700

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

FARRELL JUNE/ED

69108-309

4/6/2017

Convenience

10

No

No

NIGRO SAMUEL J

39298-167

5/23/2003

Family

1

No

No

NIGRO SAMUEL/ET

27421-407

6/26/1997

200,000

No

No

R

SALES INFORMATION

TAX DISTRICT

Code

Descrip/No

Amount

Com. Int

Code

Descrip

No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

I

INDUSTRIA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

ACTIVITY INFORMATION

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

6133

Sq. Ft.

Site

0

70.

0.98

11

422,793

422,800

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.14079

Total SF/SM: 6133

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 422,793

Spl Credit

Total: 422,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

055.0

0002

0032.B

1 of 1

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Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: FARRELL JUNE/EDWARD/DANIEL -

Owner 2: FARRELL DAVID/MARINO MARY -

Street 1: PO BOX 244

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1916, having primarily Asbestos Exterior and 1970 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

Street

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

6133

Sq. Ft.

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2023

